



FILE: Coto De Caza SP

PA00-0117

DATE: November 29, 2000
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-0117 – Site Development Permit
APPLICANT: LENNAR HOMES

I. NATURE OF PROJECT:

An Administrative Site Development Permit for the establishment of two (2) Model Home Sales complexes for the sale of residential dwelling units approved under Tract 16023, in the South Ranch Area of Coto De Caza. There are two project site locations within Tract 16023. Tract Map 16023 is located at the southeast corner of South Bend Road and Bentley Road. The two model complexes are identified as follows: The Model Home Sales complex located on Douglass Drive at Bentley Road is referred to as Model complex “16023-RR” and the Model Home Complex located on Long View Drive at Bentley Road is know as “16023-SR.

The 16023-RR project site is located on lots 134-137. The temporary parking lot will be located on lot 137. The project includes; temporary parking for 9 cars, a sales office located in the garage of plan 1 on lot 136, trap fencing, pennant flags (a maximum of ten is permitted) and model sales signage.

The 16023-SR project site is located on lots 59-62. The temporary parking lot will be located on lot 62. The project includes; temporary parking for 9 cars, a sales office located in the garage of plan 1 on lot 61, trap fencing, pennant flags (a maximum of ten is permitted) and model sales signage.

The site plans for each model home complex reflects a total of only 9 parking stalls. The County requirement for model home complexes is typically 10 parking spaces. However, for each model complex the provision of 9 spaces was deemed acceptable because the lots are narrow, there are slopes at the rear of each lot and the required turnaround area which collectively effect the usable parking area.

The Coto De Caza Board of Review met on November 8, 2000 and approved (4-0) the two (2) model home complexes.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)
Orange County Zoning Code sections 7-9-136.1 and 7-9-150 "Discretionary Permits and Procedures"
and Coto De Caza Regulations

III. ENVIRONMENTAL DOCUMENTATION:

The project is categorically exempt from CEQA

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By:

C. M. Shoemaker, Chief
CPSD/Site Planning Section

APG FOLDER:

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.



Appendix A

Findings

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1

GENERAL PLAN

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That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

2

ZONING

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That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

3

COMPATIBILITY

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That the location, size, design and operating characteristics of the proposed use will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

4

GENERAL WELFARE

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That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

5

PUBLIC FACILITIES

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That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).



Appendix B

Conditions of Approval

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1 CP CP NA BASIC/ZONING REG PA000117

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance of approval of the project regarding any other applicable ordinance, regulation or requirement.

2 CP CP NA BASIC/TIME LIMIT PA000117

This approval is valid for a period of 24 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

3 CP CP NA BASIC/PRECISE PLAN PA000117

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, PDS, for approval. If the Director, PDS, determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4 CP CP NA BASIC/COMPLIANCE PA000117

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

5 CP CP NA BASIC/OBLIGATIONS PA000117

Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition.

6 CP CP NA BASIC/APPEAL EXACTIONS PA000117

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7 F F GBU FIRE HYDRANTS PA000117 (Custom)

A. Prior to the issuance of a building permit, the applicant shall submit to the Fire Chief evidence of the on-site fire hydrant system and indicate whether it is public or private. If the system is private, the system shall be reviewed and approved by the Fire Chief prior to issuance of the building permit. Provisions shall be made by the applicant for the repair and

maintenance of the system, in a manner meeting the approval of the Fire Chief.

B. Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the fire hydrant location on the street or drive per the Orange County Fire Authority Standard as approved by the Fire Chief. These markers are to be maintained in good condition by the property owner.

8 F F B WATER AVAILABILITY PA000117

Prior to the issuance of a building permit, the applicant shall provide evidence of adequate fire flow. The Orange County Fire Authority Water Availability for Fire Protection form shall be signed by the applicable water district and submitted for approval to the Orange County Fire Authority. If sufficient water to meet fire flow requirements is not available, an automatic fire extinguishing system may be required in each structure affected by the insufficient fire flow.

9 F F RBU AUTOMATIC FIRE SPRINKLER PA000117 (Custom)

A. Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the OCFA for review and approval.

B. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.

10 F F RG FIRE ACCESS ROADS PA000117 (Custom)

A. Prior to issuance of any grading permits, the applicant shall submit and obtain approval of plans for all roads, streets and courts, public or private, from the Fire Chief in consultation with the Manager, Subdivision and Grading Services. The plans shall include the plan view, sectional view, and indicate the grade and width of the street or court measured flow line to flow line. All proposed fire apparatus turnarounds shall be clearly marked when a dead-end street exceeds 150 feet or when otherwise required. Applicable CC&R's, or other approved documents, shall contain provisions which prohibit obstructions such as speed bumps/humps, control gates or other modifications within said easement unless prior approval of the Fire Chief is granted.

11 F F BU STREET MARKINGS PA000117

A. Prior to the issuance of a building permit, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbing and signage. A drawing of the proposed signage with the height, stroke and color of lettering and the contrasting background color shall be submitted to and approved by the Fire Chief.

B. Prior to issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan in a manner meeting the approval of the Fire Chief. The CC&R's, or other approved documents, shall contain a fire lane map and provisions which prohibit parking in the fire lanes. The method of enforcement shall be documented.

12 F F RRB FIRE HAZARD NOTIFICATION PA000117 (Custom)

A. Special Fire Protection Area Development. Prior to issuance of a building permit, the applicant shall meet all requirements for development and construction within a Special Fire Protection Area, including increased street widths, Class A roof assemblies, fire sprinklers, etc.

13 F F GBU FUEL MODIFICATION PA000117

A. Prior to the issuance of a preliminary grading permit, the applicant shall obtain the approval of the Fire Chief, in consultation with the Managers, Environmental and Project Planning Services, Current Planning Services and Subdivision and Grading Services of a conceptual fuel modification plan and program.

B. Prior to the issuance of any precise grading permit, the applicant shall obtain the approval of the Fire Chief, in consultation with the Managers, Environmental and Project Planning Services, Current Planning Services, and Subdivision and Grading Services of a precise fuel modification plan and program. The plan shall indicate the proposed means of achieving an acceptable level of risk to the structures by vegetation.

C. Prior to the issuance of a building permit, the developer shall have completed, under the supervision of the Fire Chief, that portion of the approved fuel modification plan determined to be necessary by the Fire Chief before the introduction of any combustible materials into the project area. Approval shall be subject to on-site inspection.

D. Prior to issuance of any certificate of use and occupancy, the fuel modification shall be installed and completed under the supervision of the Fire Chief. Further, the installed fuel modification plant pallet shall be established to a degree meeting the approval of the Fire Chief. The CC&R's, or other approved documents, shall contain provisions for maintaining the fuel modification zones including the removal of all dead and dying vegetation subject to triennial inspections.

14 F F G ACCESS GATES PA000117

Prior to the issuance of any grading permits, the applicant shall submit and obtain the Fire Chief's approval for the construction of any gate across required Fire Authority access roads/drives. Contact the Orange County Fire Authority at (714) 744-0403 for a copy of the "Guidelines for Fire Authority Emergency Access".

15 F F B COMBUSTIBLE CONSTRUCTION LETTER PA000117 (Custom)

Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter to the Fire Chief on company letterhead stating that water for fire-fighting purposes and the all weather fire protection access roads shall be in place and operational before any combustible material is placed on-site. *Approval shall be subject to an on-site inspection prior to the issuance of a building permit*

16 SG SG G GEOLOGY REPORT PA000117

Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the Grading Manual.

17 CP CP MODEL HOME COMPLEX PA000117 (Custom)

A. Within ninety (90) days after the termination of the use of the subject property as a model home complex and real estate sales office, the applicant shall remove, relocate or revise the parking lot, signs, all temporary fencing, the sales office and the model homes as necessary to comply with the current applicable zoning regulations.

B. The use approved by this action shall expire two (2) years from the issuance of the

temporary certificate of use and occupancy. Applicant may apply for one (1) one year extension for this permit.

C. A maximum of ten (10) onsite pennants are permitted in connection with each model home sales use.

D. Notwithstanding this site plan, applicant shall submit a changed plan to reflect exact size, location and copy of signs associated with each of the model home sales complexes. The sign copy shall be limited to matters relating to the recorded tract within which the signs are located. Such signs shall have a time limit of existence concurrent with the use of the permitted temporary offices within the recorded tract.

E. No sign shall be posted or placed on public or private property advertising or directing people to the development which is the subject of this permit, unless such sign is allowed by all applicable permits and is expressly permitted by written consent of the property owner. It is expressly understood and accepted by the applicant that this condition is applicable to any sign advertising or directing people to the development, regardless of whether the applicant directly posted or placed the sign in question.

F. The model home sales office shall be used solely for the first sale of dwelling units approved for TT16023.

G. Model site trap fences shall not obstruct the flow of pedestrian or vehicular traffic passing through the model home complex. The applicant shall install all fencing behind the sidewalk unless otherwise approved by the Chief Engineer/PFRD or Manager, Traffic Engineering.

H. The conditions of approval for TT16023 still apply to each Model Home Complex.

I. Two (one each side) Type "N" reflectors shall be installed on all fences located in street right-of way.

18 SG SG B ROAD FEE PROGRAM PA000117 (Custom)

Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program listed below, in a manner meeting the approval of the Manager, Subdivision and Grading.

- a. Foothill/Eastern Transportation Corridor
- b. Foothill Circulation Phasing Program

19 SG SG G SIGHT DISTANCE PA000117

Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services.

20 SG SG G DEAD END PARKING AISLE PA000117 (Custom)

Prior to issuance of any grading permits, the applicant shall provide a turn around area in the dead end parking aisle in each parking lot, in a manner meeting the approval of the Manager,

Subdivision and Grading.

21 PW PW B TRACT PHASING PLAN PA000117 (Custom)

Prior to the issuance of any building permits, the applicant shall submit a Tract Phasing Plan to the Manager, PFRD, Construction, Special Projects for review and approval. The Phasing Plan shall include the Dwelling Unit construction phasing for the entire Tentative Tract 16023.

22 SG SG GB POLLUTANT RUNOFF PA000117

Prior to issuance of precise grading or building permits, whichever comes first, the applicant shall submit and obtain approval from Manager, Subdivision and Grading, of a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine, structural and non-structural measures specified in the Countywide NPDES Drainage Area Management Plan (DAMP) Appendix G. The WQMP shall detail s implementation of BMPs whenever they are applicable to a project, specify the long term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.);, and, shall reference the location(s) of structural BMPs.

23 SG SG G NPDES PERMIT PA000117

Prior to issuance of any grading permits, the applicant shall submit evidence to the Manager, Subdivision and Grading, that the applicant has obtained coverage under the NPDES statewide General Construction Activity Stormwater Permit from the State Water Resources Control Board.